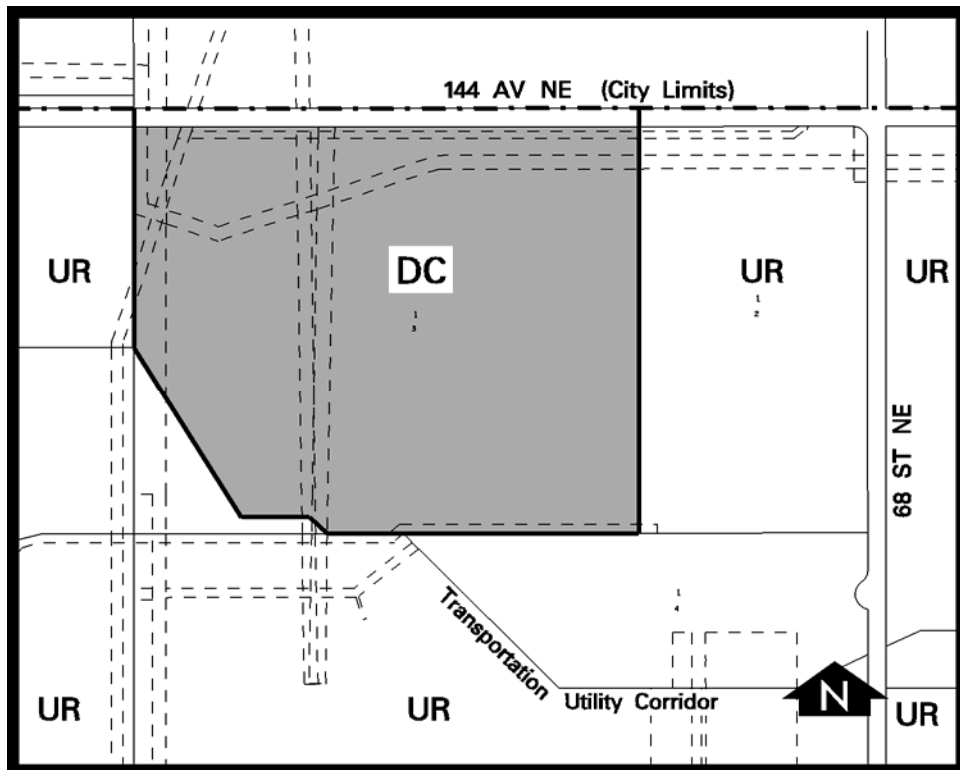




Amendment # LOC2004-0038
Bylaw # 76Z2004
Council Approved: January 10, 2005

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The Permitted Uses of the I-3 Heavy Industrial District of Bylaw 2P80 shall be the Permitted Uses respectively and the sole Discretionary Use shall be a slaughterhouse and meat processing facility.

2. Development Guidelines

The General Rules for Industrial Districts contained in Section 43 of Bylaw 2P80 shall apply to all uses and the Permitted Use Rules of the I-3 Heavy Industrial District shall apply to Permitted Uses and the Discretionary Use Rules of I-3 Heavy Industrial District shall apply to Discretionary Uses, unless otherwise noted below:

- (a) Air Contaminants, Visible and Particulate Emissions

Amendment # LOC2004-0038

Bylaw # 76Z2004

SCHEDULE B

CONTINUED

No use or operation shall cause or create air contaminants, visible emissions, or particulate emissions which exceed those measures prescribed by the Province of Alberta within the Environmental Enhancement and Protection Act and the regulations pursuant thereto.

(b) Odorous Matter

- (i) No use or operation shall cause or create the emission of odorous matter or vapour in amounts or quantities that exceed those levels prescribed by the Province of Alberta within the Environmental Enhancement and Protection Act and the regulations pursuant thereto; and
- (ii) That an odour monitoring and mitigation program to the satisfaction of the Approving Authority be established in co-ordination with the development permit approval.

(c) Gross Floor Area

The maximum gross floor area of the animal holding facility shall not exceed 2450 square metres.

(d) Outside Storage

No outside storage of any kind associated with the slaughterhouse or meat processing facility is allowed.

(e) Landscape Buffer

- (i) Development on any portion of the site abutting the Transportation and Utility Corridor shall be subject to a minimum 50 metre landscape buffer.

Amendment # LOC2004-0038 Bylaw # 76Z2004

SCHEDULE B

CONTINUED

- (ii) Notwithstanding (i) above, the depth of the landscaped buffer may be varied to a lesser depth provided that one or more of the following apply:
 - (A) a lesser depth is necessary to achieve viable development of the site, at the discretion of the Approving Authority;
 - (B) the distance between the site and the carriageway of the future Transportation and Utility Corridor and the proposed development is sufficient to ensure substantial visual separation is achieved; or
 - (C) the geodetic elevation of the site is higher than the geodetic elevation of the future Transportation and Utility Corridor.